



**PRESTON ROAD,  
HOLLAND-ON-SEA, ESSEX, CO15 5JX  
£330,000 (Asking Price)**

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this 1930s built detached bungalow situated within a favoured area in Holland on Sea. The property can be found within walking distance of seafront and local shopping facilities and an internal viewing is recommended to fully appreciate the size and location of this chain free property.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the seafront along Marine Parade East for approx quarter of a mile leading into Kings Parade passing the Kingscliff Hotel on left hand side. Take the next left into Queensway, take the fifth turning on the right into Preston Road and the bungalow can be found at the far end on the left hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* THREE BEDROOMS \* 14'5 x 13' LOUNGE \*

\* 11'3 x 10'7 KITCHEN DINER \*

\* 27'3 CONSERVATORY \* SHOWER ROOM \* SEPARATE WC \*

\* GAS HEATING SYSTEM \* DOUBLE GLAZING \*

\* APPROXIMATELY 60' REAR GARDEN \*

\* OFF ROAD PARKING AND GARAGE \*

\* CLOSE PROXIMITY TO SEAFRONT AND LOCAL SHOPPING FACILITIES \*

\* NO ONWARD CHAIN \* SOLE AGENTS \*

**ENTRANCE HALL:**

Recessed double glazed entrance door to entrance hall. Radiator. Built in storage cupboard. Radiator. Doors to all rooms.

**BEDROOM ONE:** 13'1 (3.99m) x 11'0 (3.35m)

Radiator. Double glazed bay window to front.

**BEDROOM TWO:** 13'1 (3.99m) x 11'0 (3.35m)

Radiator. Double glazed bay window to front.

**BEDROOM THREE:** 11'0 (3.35m) x 7'7 (2.31m)

Currently used as home office. Radiator. Double glazed window to side.

**LOUNGE:** 14'5 (4.39m) x 13'0 (3.96m)

(max). Radiators. Timber fire surround with tiled inset and hearth. Double glazed double doors and windows to rear giving access to conservatory.

**KITCHEN:** 11'3 (3.43m) x 10'7 (3.23m)

Fitted with a range of white laminated fronted units comprising of laminated work surfaces with inset ceramic sink unit with mixer tap over, cupboards and drawers under, range of matching eye level cupboards, integrated four ring gas hob and electric oven. Wall mounted gas boiler. Tiled flooring. Radiator. Double glazed window and door giving access to conservatory.

**CONSERVATORY:** 27'3 (8.31m) x 8'1 (2.46m)

Of brick based construction with UPVC double glazed aspects to sides and rear. Fitted work surfaces with plumbing for washing machine under. Tiled flooring. Sliding patio doors to rear garden.

**SEPARATE WC:**

Fitted with low level WC. Fully tiled walls. Double glazed window to side.

**SHOWER ROOM:**

White suite comprising of double width shower enclosure, vanity wash basin. Chromium effect radiator. Fully tiled walls. Double glazed window to side.

**OUTSIDE:**

Stoned frontage partially retained by dwarf brick wall. Driveway affording off road parking and gated vehicular access down the side of the property to the detached garage and rear garden. The rear garden is approximately 60' in length, predominantly lawned with raised patio area adjacent to the rear of the property with flower and shrubbery borders. Additional storage shed can be found at the foot of the garden. The garden is retained by timber panelled fencing.

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**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating D.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties features to note - Yes. In accordance with Section 21 of the Estate Agency Act 1979, we declare that there is a personal interest in the sale of this property. The seller of this property is related to a member of staff within Blake & Thickbroom Estate Agents.



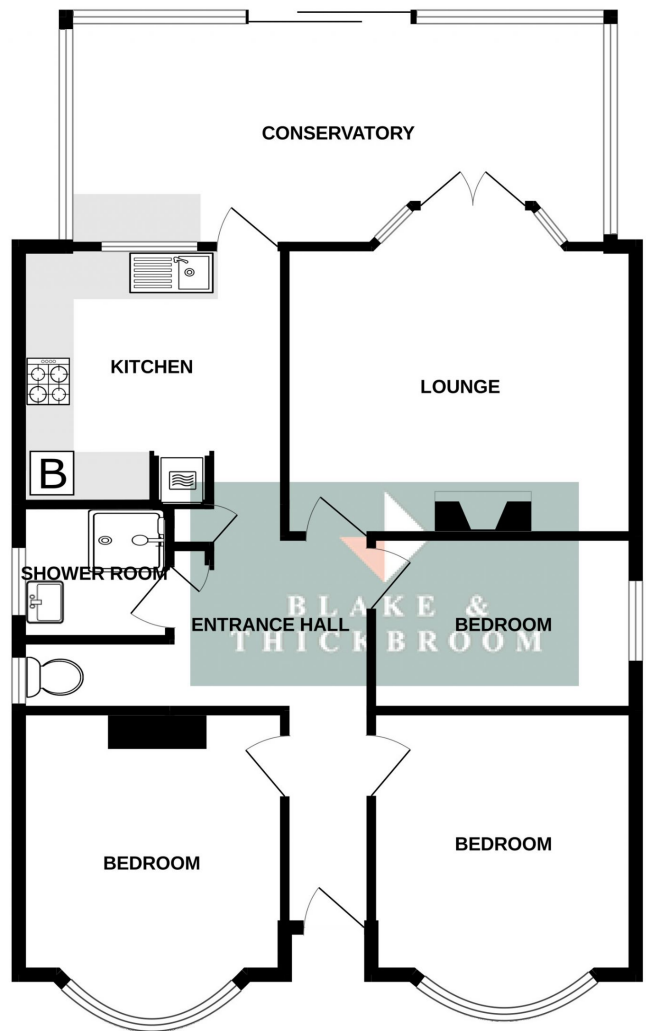








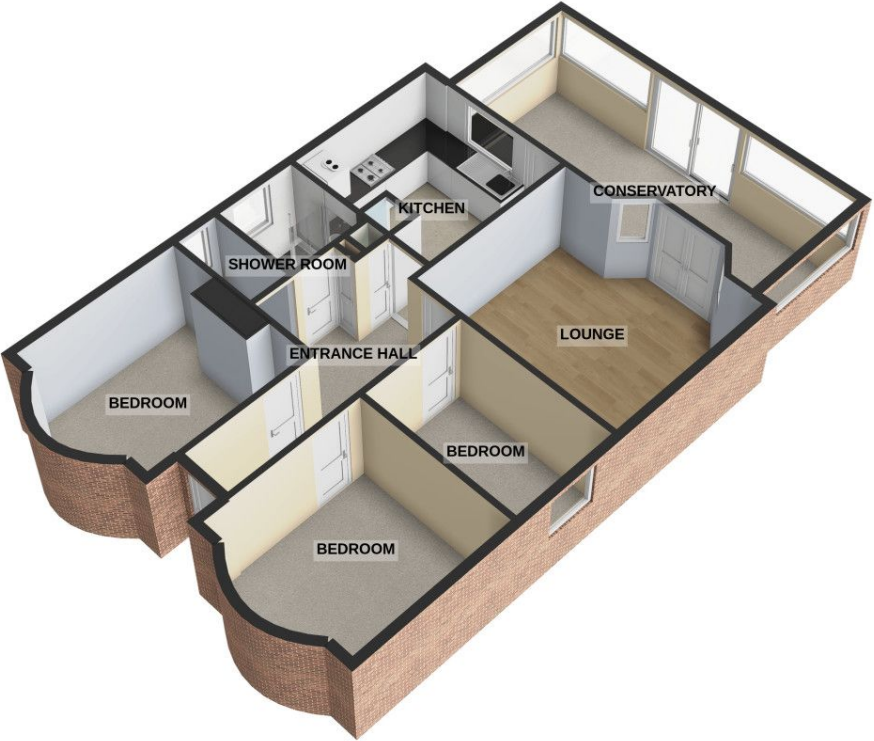
GROUND FLOOR



PRESTON ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5JX

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
90.6 sq.m. (975 sq.ft.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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